

026.A

0002

0074.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

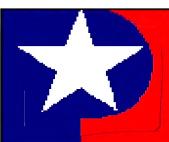
863,800 / 863,800

USE VALUE:

863,800 / 863,800

ASSESSED:

863,800 / 863,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 74 |        | MARATHON ST, ARLINGTON |

**OWNERSHIP**

Unit #: 74

Owner 1: DAVIS BRUCE

Owner 2: DAVIS CHRISTINE NUWAYSER

Owner 3:

Street 1: 74 MARATHON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: NEXT HILL DEVELOPMENT LLC -

Owner 2: -

Street 1: 4 NORFOLK RD

Twn/City: WINCHESTER

St/Prov: MA Cntry

Postal: 01890

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1781 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | %  | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|----|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7832  |             |           |        |   |        |   |        |   |                 | G8        | 1. |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 863,800        |            |            | 863,800     |                   | 280675    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 05/17/18  |

**PREVIOUS ASSESSMENT**

Parcel ID: 026.A-0002-0074.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 863,800    | 0         | .         | .          | 863,800     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 839,300    | 0         | .         | .          | 839,300     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 827,000    | 0         | .         | .          | 827,000     | 827,000       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 731,300    | 0         | .         | .          | 731,300     | 731,300       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 648,500    | 0         | .         | .          | 648,500     | 648,500       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 592,500    | 0         | .         | .          | 592,500     | 592,500       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 592,500    | 0         | .         | .          | 592,500     | 592,500       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 539,800    | 0         | .         | .          | 539,800     | 539,800       | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor         |  | Legal Ref | Type | Date      | Sale Code |  | Sale Price | V  | Tst | Verif | Notes |
|-----------------|--|-----------|------|-----------|-----------|--|------------|----|-----|-------|-------|
| NEXT HILL DEVEL |  | 48207-264 |      | 9/22/2006 |           |  | 502,000    | No | No  |       |       |

**BUILDING PERMITS**

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip    | Comment |
|-----------|--------|---------|--------|-----|------------|----------|---------------|---------|
| 5/12/2015 | 479    | Re-Roof | 8,410  |     |            |          |               |         |
| 9/29/2010 | 2065   | Manual  | 300    |     |            |          | REPL RAILINGS |         |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 5/17/2018 | Measured     | DGM | D Mann      |
| 6/2/2015  | Permit Insp  | PC  | PHIL C      |
| 3/29/2007 | External Ins | BR  | B Rossignol |

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

|   |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
|---|-------------------|---|-------------------|---|----------|-------|-----|-----------------|------------|-----|-----|---------------|------|--|------------|----------------------|--------------|-------------------------|-------------------|---|--|--|--|
| <b>EXTERIOR INFORMATION</b>                             |                   |   |                   | <b>BATH FEATURES</b>                    |          |       |     | <b>COMMENTS</b> |            |     |     | <b>SKETCH</b> |      |  |            |                      |              |                         |                   |   |  |  |  |
| Type: 99 - Condo Conv                                   |                   | Full Bath: 2                                | Rating: Very Good | A Bath:                                 | Rating:  |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Sty Ht: 1H - 1 & 1/2 Sty                                |                   | 3/4 Bath:                                   | Rating:           |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| (Liv) Units: 1  | Total: 1          | A 3QBth:                                    | Rating:           |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Foundation: 3 - BrickorStone                            |                   | 1/2 Bath: 1                                 | Rating: Very Good |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Frame: 1 - Wood   |                   | A HBth:                                     | Rating:           |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Prime Wall: 1 - Wood Shingle                            |                   | OthrFix:                                    | Rating:           |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Sec Wall:   | %                 |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Roof Struct: 2 - Hip                                    |                   | <b>RESIDENTIAL GRID</b>                     |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Roof Cover: 1 - Asphalt Shgl                            |                   | Kits: 1                                     | Rating: Very Good | 1st Res Grid   Desc: Line 1   # Units 1 |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Color: GREEN  |                   | A Kits:                                     | Rating:           | Level   FY LR DR D K FR RR BR FB HB L O |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| View / Desir:   |                   | Frl:  | Rating:           | Other                                   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| <b>GENERAL INFORMATION</b>                              |                   |   |                   | WSFlue:                                 | Rating:  | Upper |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Grade: C+ - Average (+)                                 |                   | Lvl 2                                       |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Year Blt: 1915  | Eff Yr Blt:       | Lvl 1                                       |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Alt LUC:  | Alt %:            | Lower                                       |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Jurisdct: G12   | Fact: .           | Totals   RMS: 8   BRS: 3   Baths: 2   HB: 1 |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Const Mod:  |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Lump Sum Adj:   |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| <b>INTERIOR INFORMATION</b>                             |                   |   |                   | <b>REMODELING</b>                       |          |       |     |                 |            |     |     |               |      |  |            | <b>RES BREAKDOWN</b> |              |                         |                   |   |  |  |  |
| Avg Ht/FL: STD  |                   | Exterior:                                   |                   |   |          |       |     |                 |            |     |     |               |      | No Unit RMS BRS FL                         |            |                      |              |                         |                   |   |  |  |  |
| Prim Int Wal 2 - Plaster                                |                   | Interior:                                   |                   |   |          |       |     |                 |            |     |     |               |      | 1 8 3 M                                    |            |                      |              |                         |                   |   |  |  |  |
| Sec Int Wall:   | %                 | Additions:                                  |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Partition: T - Typical                                  |                   | Kitchen:                                    |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Prim Floors: 3 - Hardwood                               |                   | Baths:                                      |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Sec Floors: 4 - Carpet                                  | 25 %              | Plumbing:                                   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Bsmnt Flr: 14 - Asphalt Tile                            |                   | Electric:                                   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Subfloor:   |                   | Heating:                                    |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Bsmnt Gar:  |                   | General:                                    |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Electric: 3 - Typical                                   |                   | Totals                                      |                   |   |          |       |     |                 |            |     |     |               |      | 1 8 3                                      |            |                      |              |                         |                   |   |  |  |  |
| Insulation: 2 - Typical                                 |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Int vs Ext: S   |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Heat Fuel: 2 - Gas                                      |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Heat Type: 15 - H.V.A.C                                 |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| # Heat Sys: 1   |                   |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| % Heated: 100   | % AC: 100         | <b>CALC SUMMARY</b>                         |                   |   |          |       |     |                 |            |     |     |               |      | <b>COMPARABLE SALES</b>                    |            |                      |              |                         |                   |   |  |  |  |
| Solar HW: NO  | Central Vac: NO   | Basic \$ / SQ: 305.00                       |                   |   |          |       |     |                 |            |     |     |               |      | Rate   Parcel ID   Typ   Date   Sale Price |            |                      |              |                         |                   |   |  |  |  |
| % Com Wal   | % Sprinkled       | Size Adj.: 1.23955631                       |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| <b>MOBILE HOME</b>                                      |                   |   |                   | Const Adj.: 1.00739920                  |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ] |                   |   |                   | Adj \$ / SQ: 380.862                    |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>                         |                   |   |                   | Other Features: 105625                  |          |       |     |                 |            |     |     |               |      |  |            |                      |              |                         |                   |   |  |  |  |
| Code  | Description       | A   | Y/S               | Qty                                     | Size/Dim | Qual  | Con | Year            | Unit Price | D/S | Dep | LUC           | Fact | NB Fa                                      | Appr Value | JCod JFact           | Juris. Value | PARCEL ID               | 026.A-0002-0074.0 | <b>IMAGE</b>  |  |  |  |
| More: N   | Total Yard Items: |   |                   |   |          |       |     |                 |            |     |     |               |      |  |            |                      |              | Total Special Features: | Total:            |  |  |  |  |